

Fixed Price

£180,000

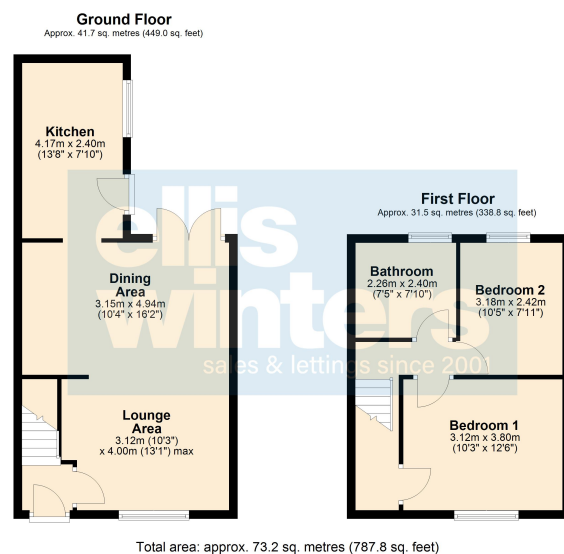
Westfield Road, Manea, March, Cambridgeshire

PE15 0LN



To arrange a viewing call us now on 01354 694900

This WELL PRESENTED two bedroom mid terrace home offers spacious and comfortable living, featuring an open plan lounge/diner that provides a bright and versatile space for relaxation and entertaining, leading through to a fitted kitchen. Upstairs, the property benefits from two generous double bedrooms along with a modern shower room. One of the standout features is the impressive rear garden, extending to approximately 160ft and offering excellent outdoor space ideal for gardening, play, or future landscaping potential, with the added advantage of rear vehicular access. Perfect for first time buyers, downsizers, or investors.



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#### GROUND FLOOR

##### Lounge Area

4.00m (13'1") max. x 3.12m (10'3")

Window to front, laminate floor, open to:

##### Dining Area

4.94m (16'2") x 3.15m (10'4")

Double doors leading out to rear garden.

##### Kitchen

4.17m (13'8") x 2.40m (7'10")

Fitted with a matching range of wall and base units with space for freestanding cooker, plumbing for washing machine and space for tumble drier and fridge/freezer, access into loft space, window to side and door out to garden.



#### FIRST FLOOR

##### Bedroom 1

3.80m (12'6") x 3.12m (10'3")

Window to front, over stairs storage cupboard.



##### Bedroom 2

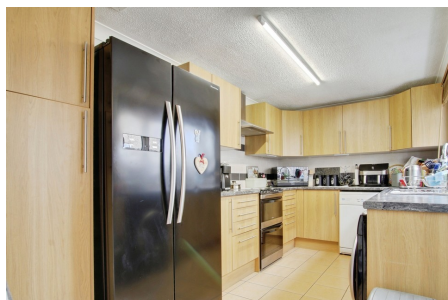
3.18m (10'5") x 2.42m (7'11")

Window to rear.

##### Bathroom

2.40m (7'10") x 2.26m (7'5")

Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear.



#### OUTSIDE

The front garden is enclosed by picket fencing and is laid to gravel. To the rear, the extensive garden is laid to lawn with established borders and greenhouse. There is a rear vehicular access which is enclosed by a gate and leads to a gravelled parking area and sectional garage/workshop. There is also outside power in the garden.



#### AGENTS NOTE

A new outside oil boiler was installed approx. 18 months ago.

#### SERVICES

Mains electricity, water and drainage. The property has oil fired central heating.

#### Freehold

Fenland District Council tax band A

Energy rating D

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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